



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 26, 2004

### 1. Project # 1003087

04DRB-00553 Major-Bulk Land Variance  
04DRB-00554 Major-Vacation of Public Easements  
04DRB-00555 Major-Vacation of Public Easements  
04DRB-00556 Major-Preliminary Plat Approval  
04DRB-00557 Minor-Sidewalk Waiver  
04DRB-00558 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO., INC request(s) these action(s) for all or a portion of Tract(s) A, WESTLAND NORTH, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RESIDENTIAL RESORT, located on TIERRA PINTADA ST NW AND 98<sup>TH</sup> ST NW and containing approximately 531 acre(s). [REF: 03DRB-01869] [*Deferred from 5/5/04, 5-12-04, 5/19/04*] (H-7, 8 & 9 & J-7 & 8]

At the May 26, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

#### BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The Vacations were approved as shown on Exhibit B in the Planning file.

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the



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hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

With the signing of the infrastructure list dated 5-26-04 and approval of the grading plan engineer stamp dated 5-18-2004 the preliminary plat was approved.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning File. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the planning file.

If you wish to appeal this decision, you must do so by June 10, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

  
Sheran Matson, AICP, DRB Chair

Cc: Westland Development Co. Inc., 401 Coors Blvd. NW, 87121  
Bohannon Huston, Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

May 18, 2005

18. **Project # 1003087**  
05DRB-00788 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WESTLAND NORTH, (to be known as WATERSHED SUBDIVISION)** zoned SU-2 FOR PDA RESORT, located on TIERRA PINTADA ST NW and 98<sup>TH</sup> ST NW containing approximately 531 acre(s). [REF: 04DRB00556] (H-7, H-8, H-9, J-7 & J-8)

At the May 18, 2005, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

  
Sheran Matson, AICP, DRB Chair

Cc: Westland Development, 401 Coors Blvd NW, 87109  
Bohannon Huston Inc., 7500 Jefferson NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 21, 2009

**Project# 1003087**

09DRB-70004 EXT OF SIA FOR TEMP DEFR SDWK CONST

WESTLAND DEVELOPMENT LP request(s) the above action(s) for all or a portion of Lot(s) 1-139, **WATERSHED** zoned SU-2 FOR PDH FOR RR, located on TIERRA PINTADA BLVD NW BETWEEN UNSER BLVD NW AND WEST CREEK PL NW containing approximately 47 acre(s). (H-9)

At the January 21, 2009 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

A handwritten signature in cursive script that reads "Jack Cloud".

Jack Cloud, AICP, DRB Chair